



# COCHISE COUNTY COMMUNITY DEVELOPMENT

*"Public Programs...Personal Service"*

## COCHISE COUNTY REZONING APPLICATION

Submit to: Cochise County Community Development Department  
1415 Melody Lane, Building E, Bisbee, Arizona 85603

1. Applicant's Name: Inde Motorsports Ranch, attention: CJ Dorland
2. Mailing Address: 9301 West Airport Road
- |                |           |              |
|----------------|-----------|--------------|
| <u>Willcox</u> | <u>AZ</u> | <u>85643</u> |
| City           | State     | Zip Code     |
3. Telephone Number of Applicant: (520) 384-0796
4. Telephone Number of Contact Person if Different: ( )
5. Email Address: cdorland@indemotorsports.com
6. Assessor's Tax Parcel Number: 209 - 86 - 006B (Can be obtained from your County property tax statement)
7. Applicant is (check one):
  - Sole owner: X
  - Joint Owner:            (See number 8)
  - Designated Agent of Owner:
  - If not one of the above, explain interest in rezoning:
7. If applicant is **not** sole owner, attach a list of all owners of property proposed for rezoning by parcel number. Include all real parties in interest, such as beneficiaries of trusts, and specify if owner is an individual, a partnership, or a corporation:
  - List attached (if applicable):
8. If applicant is **not** sole owner, indicate which **notarized** proof of agency is attached:
  - If corporation, corporate resolution designating applicant to act as agent:
  - If partnership, written authorization from partner:
  - If designated agent, attach a **notarized** letter from the property owner(s) authorizing representation as agent for this application.

9. Attach a proof of ownership for all property proposed for rezoning. Check which proof of ownership is attached:
- Copy of deed of ownership: \_\_\_\_\_
  - Copy of title report: \_\_\_\_\_
  - Copy of tax notice: \_\_\_\_\_
  - Other, list: \_\_\_\_\_
10. Will approval of the rezoning result in more than one zoning district on any tax parcel?
- Yes \_\_\_\_\_ No X
11. If property is a new split, or the rezoning request results in more than one zoning district on any tax parcel then a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be attached.
12. Is more than one parcel contained within the area to be rezoned? Yes \_\_\_\_\_ No X
- If yes and more than one property owner is involved, have all property owners sign the attached consent signature form.
13. Indicate existing Zoning District for Property: RU-4
14. Indicate proposed Zoning District for Property: PD

**Note: A copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached. Review this criteria and supply all information that applies to your rezoning. Feel free to call the Planning Department with questions regarding what information is applicable.**

15. Comprehensive Plan Category: D (A County planner can provide this information.)
16. Comprehensive Plan Designation or Community Plan: Rural (A County planner can provide this information.)

**Note: in some instances a Plan Amendment might be required before the rezoning can be processed. Reference the attached rezoning criteria, Section A.**

17. Describe all structures already existing on the property: main house – 2,550 sq ft, office/apartment – 2,869 sq ft, cook shack – 1,446 sq ft, control tower/main garage – 6,500 sq ft, private garages – 3 at 3,000 sq ft each, manager's residence – 1,000 sq ft. All structures on the property are one-story, with the exception of the control tower/main garage which is three stories.

18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan: A minimum of 30 percent or more of the property will be preserved as natural open space. The remainder of the site will be organized into the following development areas:

Development Area A: This designation is approximately 80 acres in the middle of the site located south of designated open space. The primary use is anticipated for residential uses to provide a buffer and accommodate road course members for seasonal and permanent housing. Conceptual plans include but are not limited to: privately owned two-story garage casitas (+/- 12-36 units, 3,600 SF lots), privately owned single-family residential homes (+/- 4-5 homes, 36,000 SF lots) and private Garages (+/- 21,000 SF or 7 buildings each 3,000-12,000 SF). Depending on market conditions, this area may also be used for an RV Park.

Development Area B: Situated in proximity to the existing road course and Development Area A, this designation is approximately 2 acres of commercial area anticipated to cater to members. Land uses may include but not limited to: restaurant, clubhouse, locker room, and lounge.

Development Area C is approximately 230 acres consisting of the existing and proposed road courses and may include the following associated uses: garages, lounge, snack bar, locker room, control tower and paddock, airplane hangars and tie down area. Additional uses may include an area set aside for fuel reserves.

19. Are there any deed restrictions or private covenants in effect for this property?

- No   X   Yes
- If yes, is the proposed zoning district compatible with all applicable deed restrictions/private covenants? Yes        No
- Provide a copy of the applicable restrictions (these can be obtained from the Recorder's office using the recordation Docket number)

20. Which streets or easements will be used for traffic entering and exiting the property?

Airport/Cascabel Road

21. What off-site improvements are proposed for streets or easements used by traffic that will be generated by this rezoning? None.

22. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning?       None. A driveway cut from Airport Road is existing.

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	3 on-site wells	New piping between the wells and the proposed improvements
Sewer/Septic	Septic tanks, leach fields and wastewater treatment	Subject to ADEQ
Electricity	Sulphur Springs Valley Electric Coop	Determine power needs when each improvement is started
Natural Gas		
Telephone	Satellite or other wireless service providers	
Fire Protection	Willcox Fire Department	Letter of understanding (see attached)

24. This section provides an opportunity for you to explain the reasons why you consider the rezoning to be appropriate at this location. The attached copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached for your reference (attach additional pages as needed).

Given that the existing Inde Motorsports Ranch road course and facilities are allowed under a Special Use Permit, this Master Development Plan (MDP) provides the opportunity for the entire subject property to fall under a single zoning district "PD", Planned Development in accordance with the Cochise County Comprehensive Plan. This MDP also serves the purpose of satisfying the long-term development goals at Inde Motorsports Ranch which include enhancements to the existing use and expansion of member services.

25. AFFIDAVIT

I, the undersigned, do hereby file with the Cochise County Planning Commission this petition for rezoning. I certify that, to the best of my knowledge, all the information submitted herein and in the attachments is correct. I hereby authorize the Cochise County Planning Department staff to enter the property herein described for the purpose of conducting a field visit.

Applicant's Signature: 

Date: 5/29/13





# Inde Motorsports Ranch

Master Development Plan

Airport Road / Cochise County

May 2013



B 229

THE PLANNING CENTER  
a division of TPC Group, Inc.  
110 s church ste 6320 tucson az 85701

# Inde Motorsports Ranch Master Development Plan

*Submitted to:*

**COCHISE COUNTY**  
Planning and Zoning Department  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603

*Prepared for:*

**INDE MOTORSPORTS RANCH, L.L.C.**  
9301 West Airport Road  
Willcox, Arizona 85643  
Phone: 520-384-0796

*Prepared by:*

**THE PLANNING CENTER**  
110 South Church Avenue, Suite 6320  
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*With assistance from:*

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100 East Sixth Street  
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May 2013

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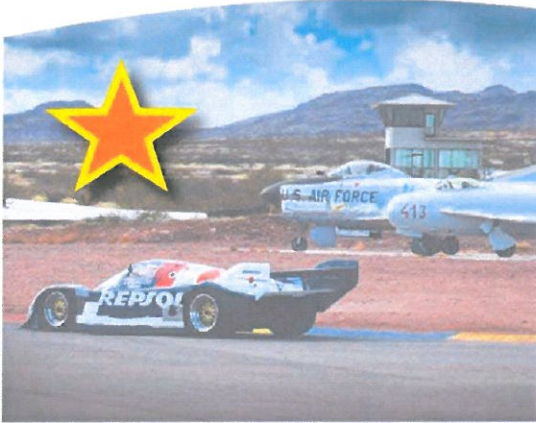
## Inde Motorsports Ranch Master Development Plan

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## ★ Introduction ★



## **A. Executive Summary**

Inde Motorsports Ranch (IMR) is an existing private motorsports club located north of Interstate 10 off of Airport Road, west of the Willcox city limits. Since the initial conditional approval for a Special Use Permit in 2008, the owners have worked diligently to create an innovative mixed-use development that respects the rural nature of the site and surrounding properties. As shown on the concept plan, the MDP allows for sufficient setbacks to Airport Road through designated open space area. Additionally, buffer areas will be provided around the perimeter of the site adjacent to surrounding properties to mitigate any development impacts. The purpose of the proposed Master Development Plan (MDP) is to satisfy the long-term development goals at IMR which include enhancements to the existing use and expansion of member services. The following are some of the proposed additions:

- New 2-Mile Road Course Circuit , Control Tower and Paddock
- Airplane hangars and tie down area
- Member only clubhouse, lounge and locker room
- Privately owned casitas (12-36 units)
- Privately owned single family residential homes (4-5 homes)
- Private Garages

The MPD will likely be phased in over a period of 15-20 years in order to provide the flexibility needed to determine the expansion of the current use based on member demand. Included in this MDP is a concept plan showing the potential areas for future development and areas that will remain as open space. Development Areas A, B and C indicate areas where development may occur, and conceptual land uses include:

- Development Area A – seasonal and permanent housing including a few single-family residential homes (4-5) and options for smaller casita housing (12-36 units).
- Development Area B - new 2-mile road course and accessory uses (which may include, but are not limited to: private garages, airplane hangars, paddock and control tower), and
- Development Area C - member clubhouse, which may include restaurant, lounge and locker room facilities.

The Master Development Plan is organized into three sections. The first section, Introduction, addresses the regional and local context of the site.

The second section, Site Analysis, identifies and describes on-site and off-site conditions that affect the development of the site.



The third section, Land Use and Development Capability, presents the proposed development and addresses how the design of the project accounts for those on-site and off-site conditions.

Appendix A, Citizen Review Report, compiles required information as outlined in the Cochise County Planning Department Citizen Review Process including:

- Copies of notices sent to property owners;
- Responses, concerns, and questions raised by the public during the notification process;
- Applicant's responses to concerns raised by the public; and



**B. Regional Context**

Inde Motorsports Ranch is situated on approximately 458 acres north of Interstate 10 in Cochise County, Arizona within Sections 09 and 10 of Township 14 South, Range 23 East. The subject property is located toward the northwest portion of Cochise County approximately 8 miles west of the City of Willcox. Cochise County is primarily a rural community with a mixture of urban and small community lifestyles. The county has a strong history of livestock production, farming and mining throughout most of the county, which continues today. The major urban communities in the county include Benson, Willcox, Sierra Vista-Huachuca City, Douglas and Bisbee. The current population estimate (2011) is 133,289 people.

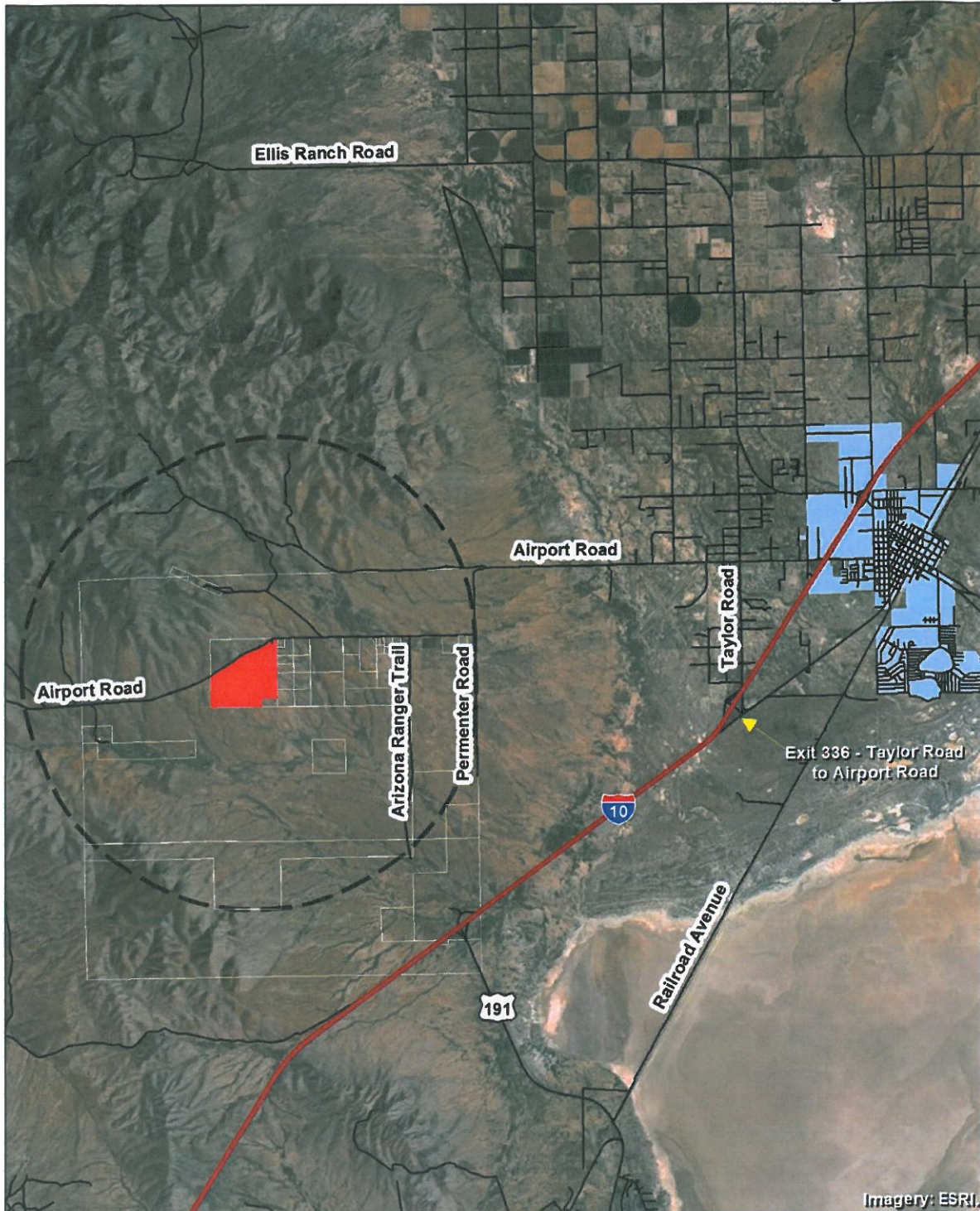
The primary land ownership in Cochise County is privately held (40%); however, the Arizona State Land Trust holds approximately 35% of all the land in the county. The U.S. Forest Service holds approximately 13%, while the Bureau of Land Management holds approximately 10% of the county land. There is no distinct land ownership pattern in the county; however, the majority of the private land is in central portions of the county, while the State Trust land is primarily in the northwestern, western and southeastern portions of the county. The project site is adjacent to the private and state trust land categories mentioned above.

*See Exhibit I.B: Regional Context.*





Exhibit I.B: Regional Context



LEGEND

- Master Development Plan Boundary
- City of Willcox
- Parcels

- 3-mile Radius
- Interstate
- Roads



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SOURCE: Cochise County GIS, 2013



**C. Site Location**

The proposed Inde Motorsports Ranch Master Development Plan is located approximately 5.5 miles west of the Cochise County Airport and 7 miles west of the Taylor Road exit off Interstate 10. Specifically, the site is located in Township 14 South Range 23 East, and Sections 09 and 10. The project site is approximately 458 acres.

The legal description of the Master Development Plan area is Assessor's Parcel Number 209-86-006B, Cochise County, Arizona, comprising approximately 457.58 acres. The street address is 9301 W. Airport Road, Willcox, Arizona 85643. The site can be described further as that portion of Section 9, lying southerly of the southern boundary of the county road known as "Cascabel and/or Airport", as the road existed on February 5, 1975 in Township 14 South, Range 23 East of the Gila and Salt River Base and Meridian, Cochise County, Arizona, except the south half of the southeast quarter of the southeast quarter.

See Exhibit I.C.1: Site Location and Exhibit I.C.2: Aerial Imagery.





Exhibit I.C.1: Site Location



**LEGEND**

- Master Development Plan Boundary
- Township, Range & Section

**Notes:**

Project Site is located at:  
 Township 14S, Range 23E, and Sections 09 & 10  
 Site Acreage: Approx. 458 AC  
 Parcel ID #: 209-86-006B



FILE NAME: location\_6x8\_IMR-01.mxd  
 SOURCE: Cochise County GIS, 2013

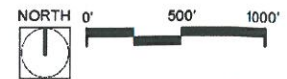


Exhibit I.C.2: Aerial Imagery



**LEGEND**

- Roads
- Master Development Plan Boundary



FILE NAME: aerial\_location\_6x8\_IMR-01.mxd  
SOURCE: Cochise County GIS, 2013





**D. Adjacent Land Ownership**

**1. Private**

There is private property east and north of the project site as shown in Exhibit I.D: Adjacent Land Ownership. There is also State Trust Land to the north and adjacent to the northeast corner of the project area. The property to the south is primarily State Trust Land with one private single-family residence located near the southeast corner of the site. The existing Inde Motorsports Ranch road course facilities along the western boundary of the Master Development Plan area are bordered by State Trust Land to the west. More information on existing land uses adjacent to the site is included in Section II.C.

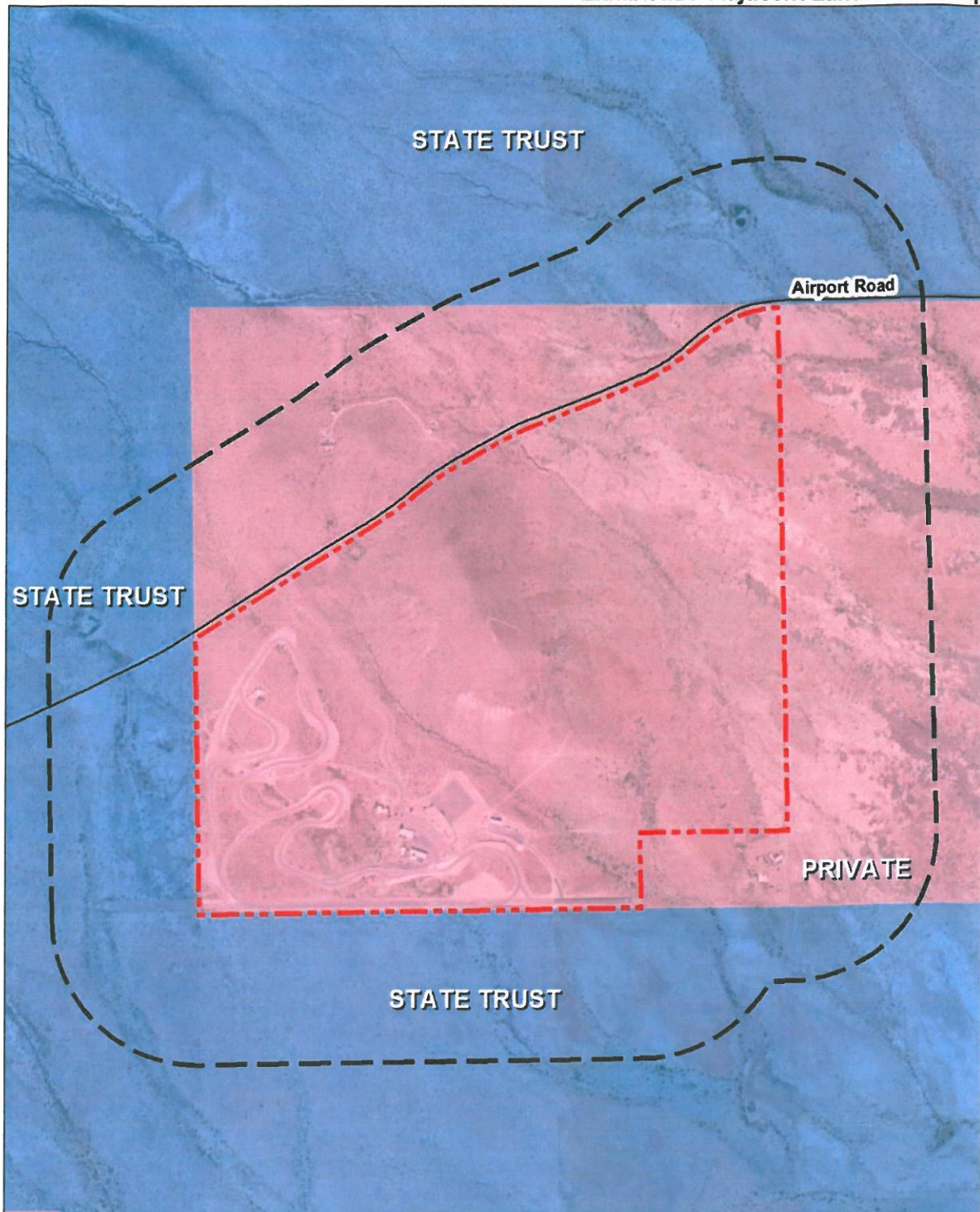
**2. State Land**

The State of Arizona owns land directly south and west of the project site. The goal of the Arizona State Land Department is to provide for Arizona's growth, open space, and State Trust resources through responsible land management strategies. The State Trust Land parcels are currently vacant.

See Exhibit I.D: Adjacent Land Ownership.



Exhibit I.D: Adjacent Land Ownership



LEGEND

- Master Development Plan Boundary
- 1/4-mile Radius
- Roads

Land Ownership

- Private
- State Trust



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SOURCE: Cochise County GIS, 2013



## ***E. History***

The existing road course area and ancillary facilities for Inde Motorsports Ranch were constructed as the result of a November 12, 2008 conditional approval for a Special Use Permit on the property. The Special Use Permit was approved with the following conditions:

- Noise levels must be kept at 65 decibels or below along the eastern property boundary for any 30-minute continuous period of operation for the track
- Subscription or contract with a fire suppression operation and an emergency medical care provider to provide emergency services to the site must be fulfilled
- Fire suppression and emergency medical care equipment must be kept on-site
- Obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations

Over a year later, on December 12, 2009, Inde Motorsports Ranch opened for business and began welcoming members from all over the world. Since then, motorsports enthusiasts have been enjoying the existing 2.75 mile circuit with its numerous blind corners, hairpin turns and over 200 feet of elevation changes; all designed to take advantage of the natural topography of the land and the breathtaking views of the surrounding mountains.







## ★ Site Analysis ★



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**A. Existing Zoning**

The existing zone on the property is RU-4, which is intended for general rural land uses. Rural zoning districts are primarily used for residential purposes, but do allow non-residential and non-agricultural activities as well as recreational support services that are compatible with rural living. The density allowed by the RU-4 designation is one dwelling per 4 acres.

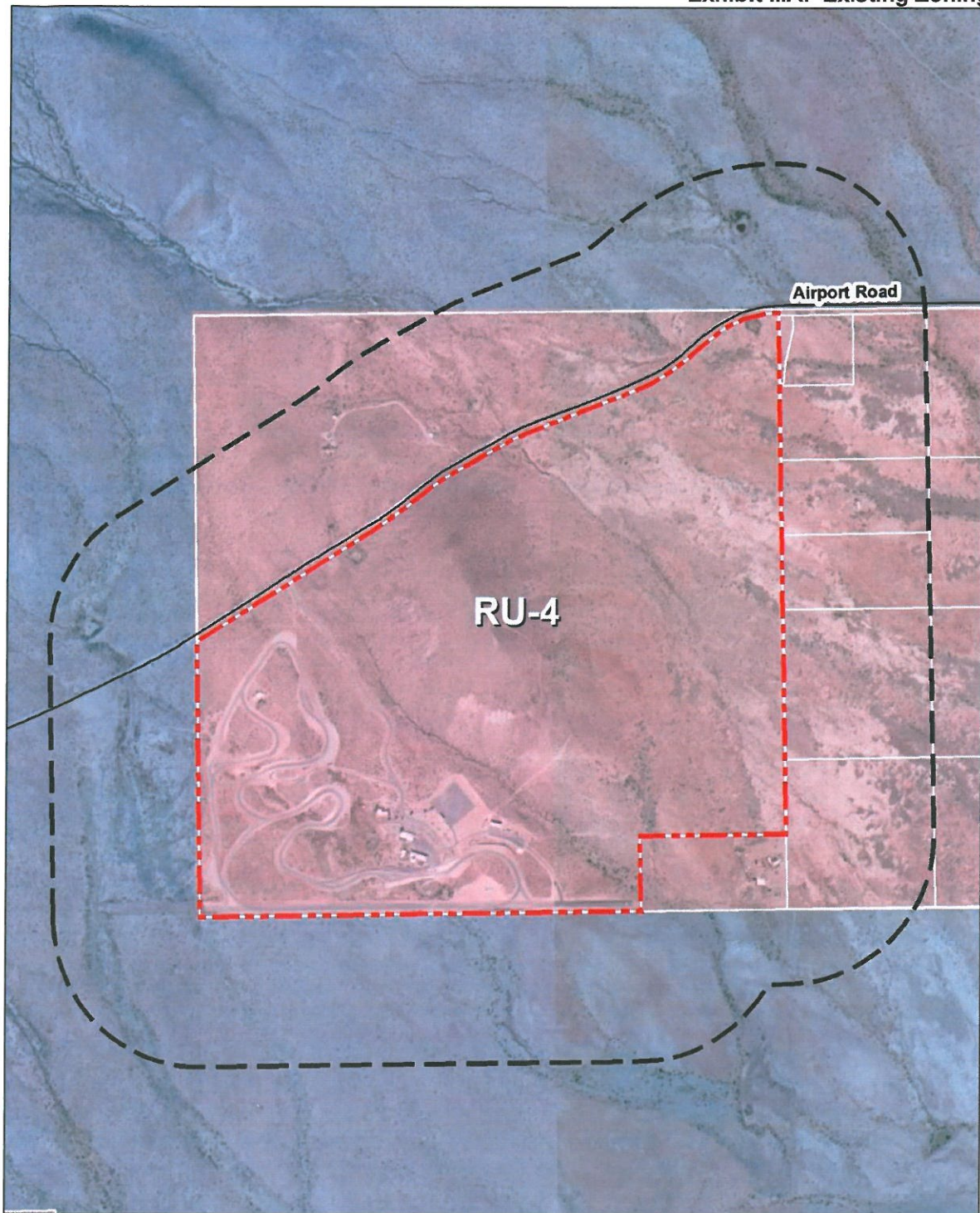
The zoning designation adjacent to the project site on all sides and within one-quarter mile is also RU-4 (Rural).

See Exhibit II.A: Existing Zoning.





Exhibit II.A: Existing Zoning



**LEGEND**

- Master Development Plan Boundary
- 1/4-mile Radius
- Parcels
- Roads

**Land Ownership**

- Private
- State Trust

NOTE: RU-4 zoning covers entire map area

NORTH 0' 675' 1350'

FILE NAME: zoning\_6x8\_IMR-01.mxd  
SOURCE: Cochise County GIS, 2013



**B. *Comprehensive Plan Designation***

The project site lies in an area designated as "Rural" under the Cochise County Comprehensive Plan. The Rural designation is also considered a Category D (Rural) Growth Area. The Plan identifies this designation as having one or more of the following characteristics: sparsely populated; larger lot sizes; agricultural production or grazing; availability of sites large enough for intensive industrial uses that cannot be accommodated in other growth areas; large expanses of private and public lands; and/or have developed and undeveloped recreational resources. The property surrounding the site is also designated as Rural.

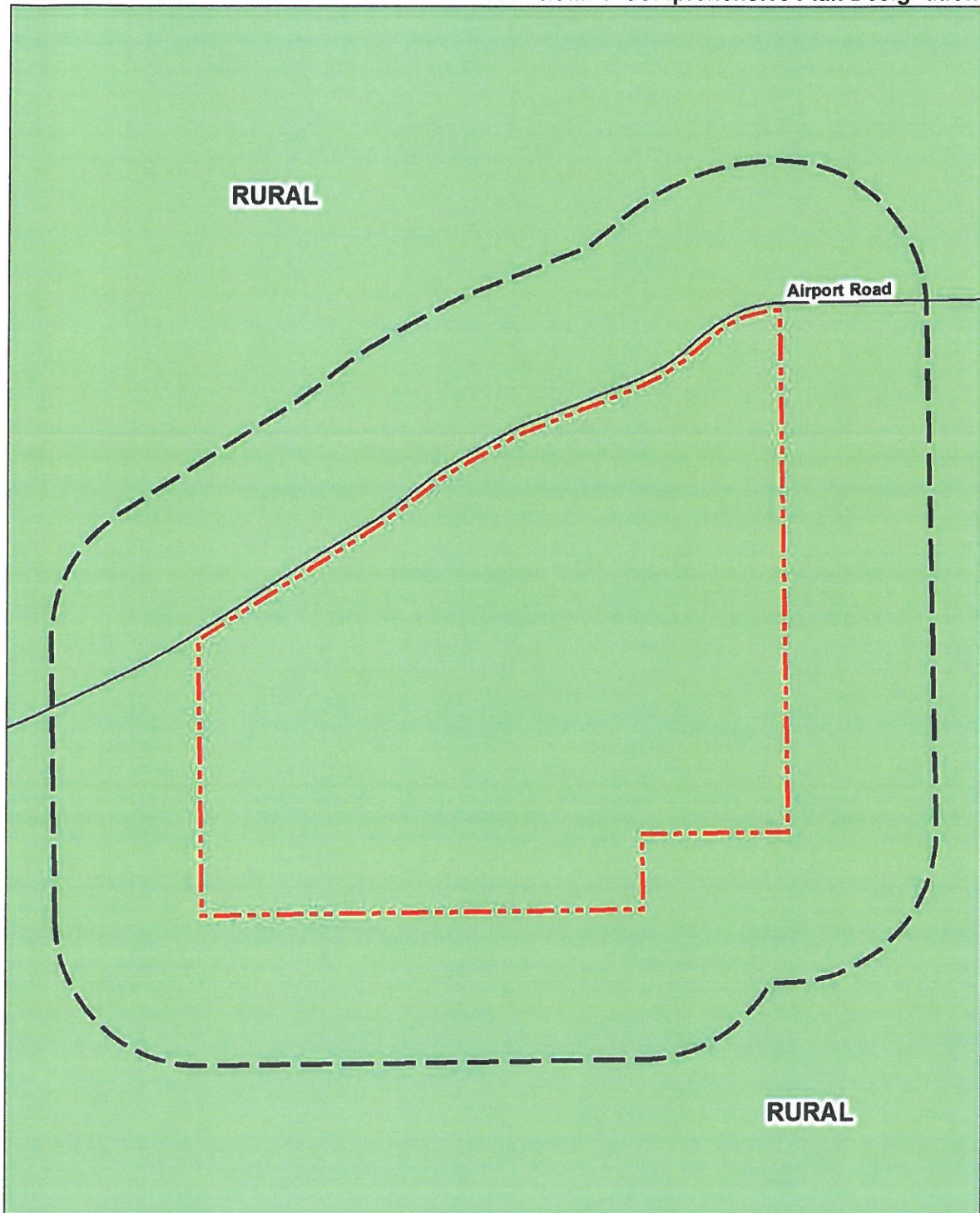
Upon approval of the master development plan, and the change in zoning to Planned Development (PD), the site for Inde Motorsports Ranch will be changed to a Master Development Plan (MDP) Comprehensive Plan designation. At that time, the Cochise County Comprehensive Plan map will be amended.

See Exhibit II.B: Comprehensive Plan Designations.





Exhibit II.B: Comprehensive Plan Designations



**LEGEND**

- Master Development Plan Boundary
- 1/4-mile Radius
- Roads

**Cochise County Comprehensive Plan**

- RURAL
- NOTE: The RURAL Comprehensive Plan designation covers entire map area



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SOURCE: Cochise County GIS, 2013





### C. Existing Land Uses

The majority of the property is currently vacant with the exception of the existing Inde Motorsports Ranch road course and facilities. Table II.C lists the buildings on-site, their square footages and building heights in number of stories. An existing unnamed paved road enters the site from Airport Road near the northwest corner of the site and serves the existing road course and associated facilities (See Exhibit II.C: Existing Land Uses). All washes on-site and within a one-quarter mile radius are shown on Exhibit II.D.2: Hydrology. Additionally, there is a chip sealed portion of road that extends south from Airport Road approximately halfway down the eastern property line until it crosses onto the site and connects to the existing paved roadway.

**Table II.C: Building Inventory**

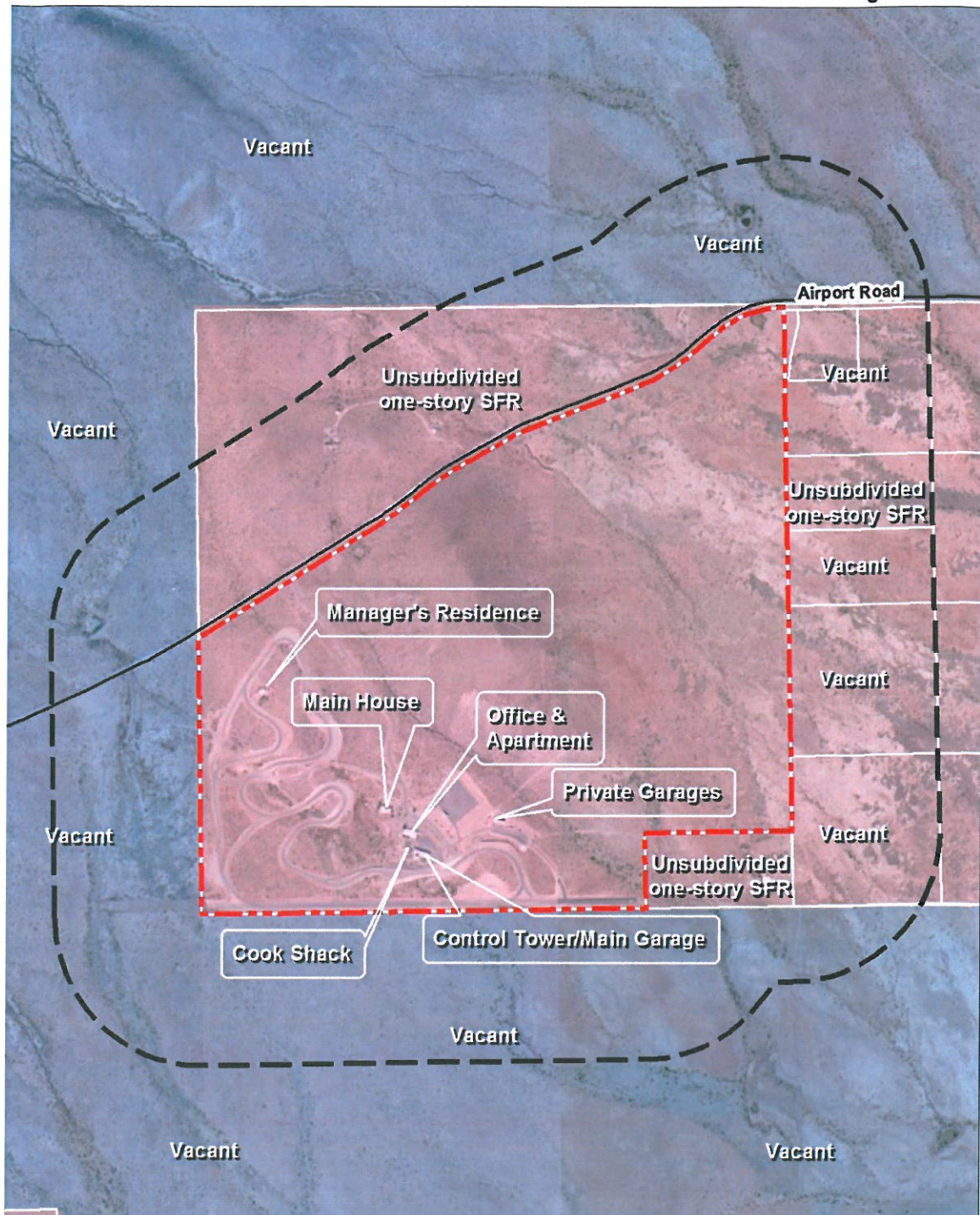
Existing Building	Current Square Footage	Building Height (stories)
main house	2,550	1
office & apartment	2,869	1
cook shack	1,446	1
control tower & main garage	6,500	3
private garages	3 at 3,000	1
manager's residence	1,000	1

The property to the north of the site is private land that is primarily vacant with the exception of one single-story single-family residence, associated utilities and accessory structures. Further north is Arizona State Trust Land that is currently vacant. There are privately owned parcels along the eastern property boundary that are vacant except for one single-story single-family residence on approximately 20-acres near the middle of the eastern property line. A final single-story single-family residence on approximately 20-acres is located near the southeast corner of the property. All other land south and west of the project area is vacant Arizona State Trust Land.

See Exhibit II.C: Existing Land Uses.



Exhibit II.C: Existing Land Uses



**LEGEND**

- Master Development Plan Boundary
- 1/4-mile Radius
- Parcels
- Roads

**Land Ownership**

- Private
- State Trust

NOTE: RU-4 zoning covers entire map area



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SOURCE: Cochise County GIS, 2013







## INDE MOTORSPORTS RANCH



#### **D. *Topography and Drainage***

The general topography of the site consists of undulating hills with shallow arroyos separated by well weathered, non-distinct ridges, which are oriented from the northwest of the site toward the southeast of the site. There is a small mountain located on-site that is over 4,700 feet in elevation. No significant elevation changes occur throughout the rest of the site, but the elevation generally increases in northern and northeastern portions of the property. The highest site elevation is approximately 4,540 feet in the northwestern-most point of the property near the ranch entrance, while the lowest site elevation is approximately 4,450 feet at the southeastern corner of the site. Exhibit II.D has been provided which shows 10-foot elevation contours on the property.

Watersheds contributing to the subject parcel are shown on the Hydrology Exhibit and were defined using USGS Topographic Mapping featuring 20-foot contour intervals. Four watersheds were defined as having significant contributing drainage to the subject parcel. Watersheds are labeled as Drainage Areas 1 through 4 (DA1, DA2, DA3, and DA4), and proceed from southwest to northeast through the subject area. Estimates of the contributing drainage areas were measured from USGS maps, and 100-year peak discharges were determined from Figure D-1 contained in the Arizona State Standard 2-96 for a Level 1 analysis per the Cochise County Floodplain Ordinance. This Level 1 analysis only considers the total drainage area, and consists of an envelope curve drawn on a logarithmic scale. This method will result in conservative estimates of 100-year peak discharges.

DA1 features the watercourse that essentially bisects (from northwest to southeast) the existing road course area. This watercourse flows westerly around the existing road course and consists of an area of about 630 acres (1.0 square miles) with a 100 year peak discharge of about 3,900 cfs.

DA2 will be the primary watercourse to consider for development of the Casitas subdivision, and its runoff flows form a wash that will require an engineered crossing on the proposed east/west road that will connect the new development features to the existing ones. A culvert crossing will be constructed under the east/west road in order to pass runoff flows of the 10 year storm event magnitude. Larger storm events will be allowed to cross over the road within a dip crossing at a maximum 100 year flow depth of less than one foot. For this watercourse, a contributing drainage area of about 130 acres (0.20 square miles) was measured, and 700 cfs as a peak discharge determined. This channel is generally at the western base of the mountain feature on the property, and appears to be well incised. It is also anticipated to feature a relatively narrow floodplain.

DA3 will feature the channel/floodplain on the east side of the mountain feature. It will impact the eastern portions of development within the Master Development Plan area. This watershed was measured at about 210 acres (0.33 square miles), with an estimated 1,200 cfs peak discharge. Another culvert crossing will be placed at the confluence of this watercourse and the east/west road.



DA4 does impact the northeast corner of the property, but is not expected to impact the proposed development. It measured at 620 acres (1 square mile), and 3,900 cfs.

See Exhibit II.D.1: Topography and Exhibit II.D.2: Hydrology.



**Exhibit II.D.1: Topography**

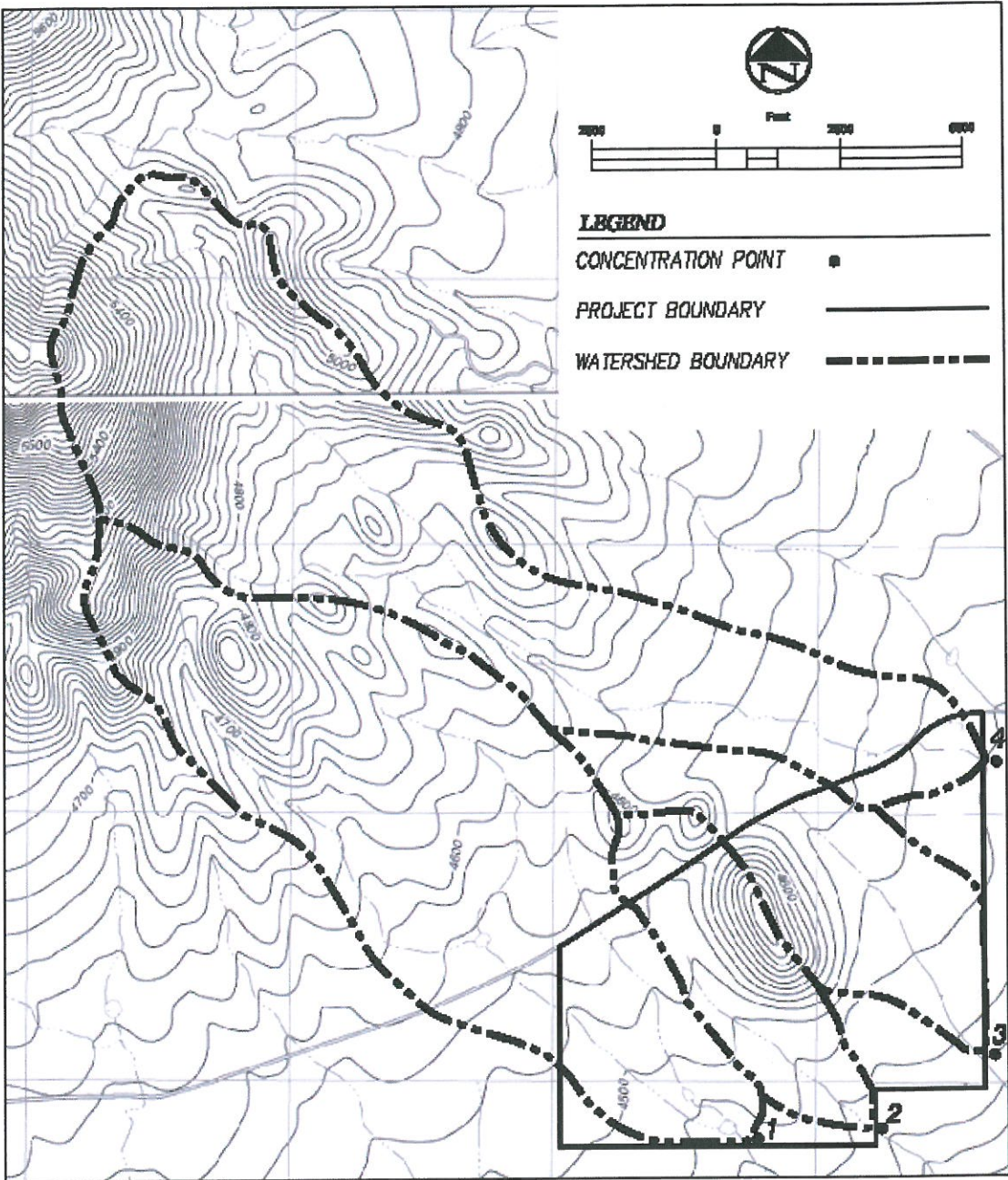
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Awaiting Site Topography





Exhibit II.D.2: On-Site Hydrology



**PERRY**  
ENGINEERING

100 EAST SIXTH STREET  
TUCSON, AZ 85705  
CONTACT: KEN PERRY, P.E.  
PHONE: 520.820.4355

**HYDROLOGY MAP EXHIBIT**  
FOR  
**INDE MOTORSPORTS RANCH**



## ★ Land Use & ★ Development Capability



B 256



## **A. Project Overview**

### **1. Requested Zoning**

The zoning request for the proposed Inde Motorsports Ranch development is PD (Planned Development).

### **2. Relationship to Adopted Plans**

The proposed rezoning to PD is in conformance with the current Cochise County Comprehensive Plan designation (D-Rural).

## **B. Land Use Concept Plan**

The Land Use Concept Plan for Inde Motorsports Ranch is distinguished by its integrated character of land use and preserved open space. The proposal includes setting aside a large portion, approximately 146 acres or 31 percent, of the site. As shown on Exhibit III.A: Land Use Concept Plan, land uses in each of the three development areas (Development Area A, B and C) are connected by a network of roads that branch out from the existing entrance into Inde Motorsports Ranch. Each development area differs in size and will offer varied uses. The northern portion of the property will primarily consist of desert open space left in a natural state. The remaining land within Development Areas A, B and C allow for all Planned Development (PD) uses in accordance with Section 1502: Permitted Uses of the Cochise County Zoning Code. The following is a summary of uses anticipated for each area.

Development Area A: This designation is approximately 80 acres in the middle of the site located south of designated open space. The primary use is anticipated for residential uses to provide a buffer and accommodate road course members for seasonal and permanent housing. Conceptual plans include but are not limited to: privately owned two-story casitas (+/-12-36 units, 3,600 SF lots), privately owned single-family residential homes (+/-4-5 homes, 36,000 SF lots) and private garages (+/- 21,000 SF or 7 buildings each 3,000-12,000 SF). Depending on market conditions, this area may also be used for an RV Park.

Development Area B: Situated in proximity to the existing road course and Development Area A, this designation is approximately 2 acres of commercial area anticipated to cater to members. Land uses may include but not limited to: restaurant, clubhouse, locker room, and lounge.

Development Area C is approximately 230 acres consisting of the existing and proposed road courses and may include the following associated uses: garages, lounge, snack bar, locker room, control tower and paddock, airplane hangars and tie down area. Additional uses may include an area set aside for fuel reserves.

Exhibit II.A is an example of proposed project areas on the site. This layout is only an example of the general location and type of uses on the subject property. Further

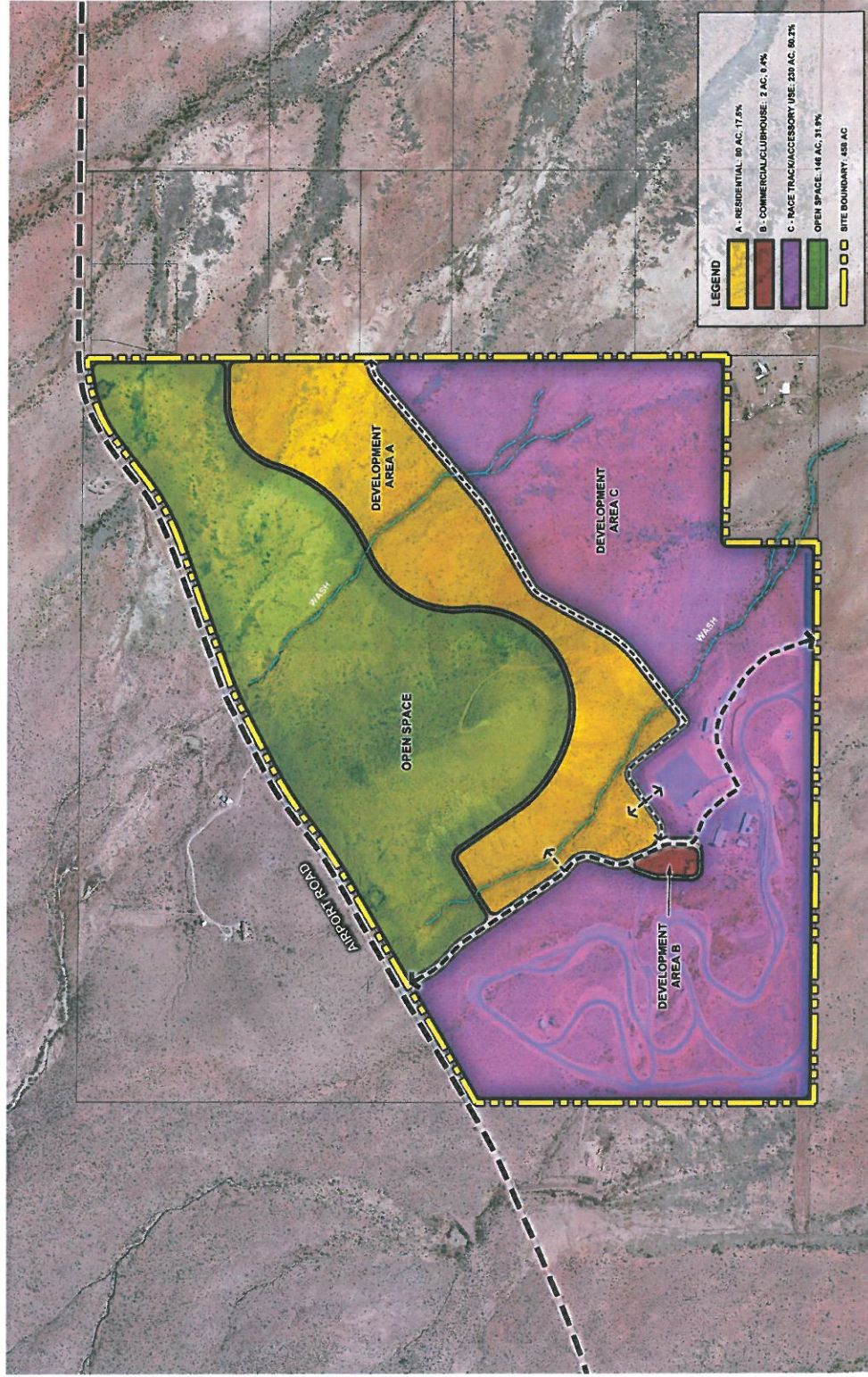




engineering studies will be needed to determine the final layout of lots and building envelopes.



Exhibit III.A: Land Use Concept Plan



# INDE MOTORSPORTS RANCH



### **C. Support Data for the Land Use Concept Plan**

#### **1. Landscape & Screening**

The overall goal of screening and buffering methods used in Inde Motorsports Ranch is to maintain a natural desert theme incorporating plant materials indigenous to, and blending in with, the natural desert. A 40-foot natural undisturbed open space buffer shall be provided along the perimeters of the property to screen the proposed development from off-site properties. In addition, all proposed non-residential uses shall consist of a minimum 10-foot wide landscape buffer and 5-foot decorative masonry wall when developed adjacent to proposed residential uses.

#### **2. Open Space**

The main goal of the project is to preserve the natural beauty of the land by conserving a large majority of the project area as common and/or private natural open space. Detailed studies have been undertaken to understand topography, washes, wildlife corridors and other natural features. These studies will be utilized to protect natural open space resources and to ensure that open space elements are situated where they belong at the individual parcel level and the entire site level. Areas that will be considered for conservation set aside include wash corridors, FEMA floodplains, hillsides with slopes greater than 30%, significant wildlife areas and corridors, and significant stands of unspoiled vegetation.

A minimum of 30 percent or more of the property will be preserved as natural open space. All vegetation will be protected by fencing off during construction activities, and wash crossings will be minimized through open space areas designated to provide habitat connectivity. The master developer will maintain all open space and common areas on-site.

#### **3. Pedestrian Circulation**

Pedestrian paths will be incorporated into the project. Paths will be located from Development Area B (commercial area) containing the clubhouse activities to the Development Area A (residential area) as well as Development Area C (road course/associated uses). Pedestrian paths may also follow spine roads and consist of decomposed granite and/or left natural.

#### **4. Utilities**

As shown on Exhibit III.A, there is an existing main north/south entrance road serving the existing facilities on the west side of the Master Development Plan area. A second main spine road is proposed to be aligned in the east/west direction to connect the planned improvements. This road is currently planned to be a chip sealed two-lane road, one lane in each direction, with an overall width of 24 feet. This new roadway will possess culvert crossings over the major drainageways that will pass runoff flows from a 10 year storm event under the roadway. During phase IV (described below) of infrastructure improvements, the east/west road is to





connect to the existing north/south chip sealed road along the east side of the Master Development Plan.

### Water Service

For water service, there are three wells on the site as shown on Exhibit III.C.4: Utilities Map. Each is capable of producing around 30 gallons per minute. The existing improvements are served by two of these wells. Proposed water service improvements will also be served by the two wells to the west and by an improved existing well to the east. New piping will be provided between the wells and the proposed improvements. Storage tanks, if needed, will be provided in order to meet future calculated peak domestic water flow requirements. The developer is in discussion with ADWR as to whether or not Adequate Water Supply provisions are required for the proposed improvements in the MPD area. Should they be required, an Adequate Water Supply study will be conducted.

### Fire

Existing and proposed fire protection is to be provided through a letter of understanding with the Willcox Fire Department. There is currently a trailer mounted water tank with pumping and hose along with multiple fire extinguishers at the road course.

### Wastewater

Wastewater treatment for the existing facilities is achieved with septic tanks and leach fields. Sewer service for the future improvements will most continue to be provided by septic tanks and leach fields, especially for the improvements which aren't residential housing. Housing developments are to be platted subdivisions and will be served by community wastewater treatment facilities. It is anticipated six residential housing units will be built at a time, and a septic system or other alternative treatment facility will be adequately sized to serve the six units. The wastewater facilities will be constructed entirely within the Common Areas of the subdivisions, and will be maintained and permitted with ADEQ by the Homeowner's Association (HOA). At the time another six units are constructed, another wastewater treatment facility will be added in the Common Area to be maintained by the HOA. The developer has had several discussions with ADEQ in regards to the wastewater treatment facilities.

### Electric Service

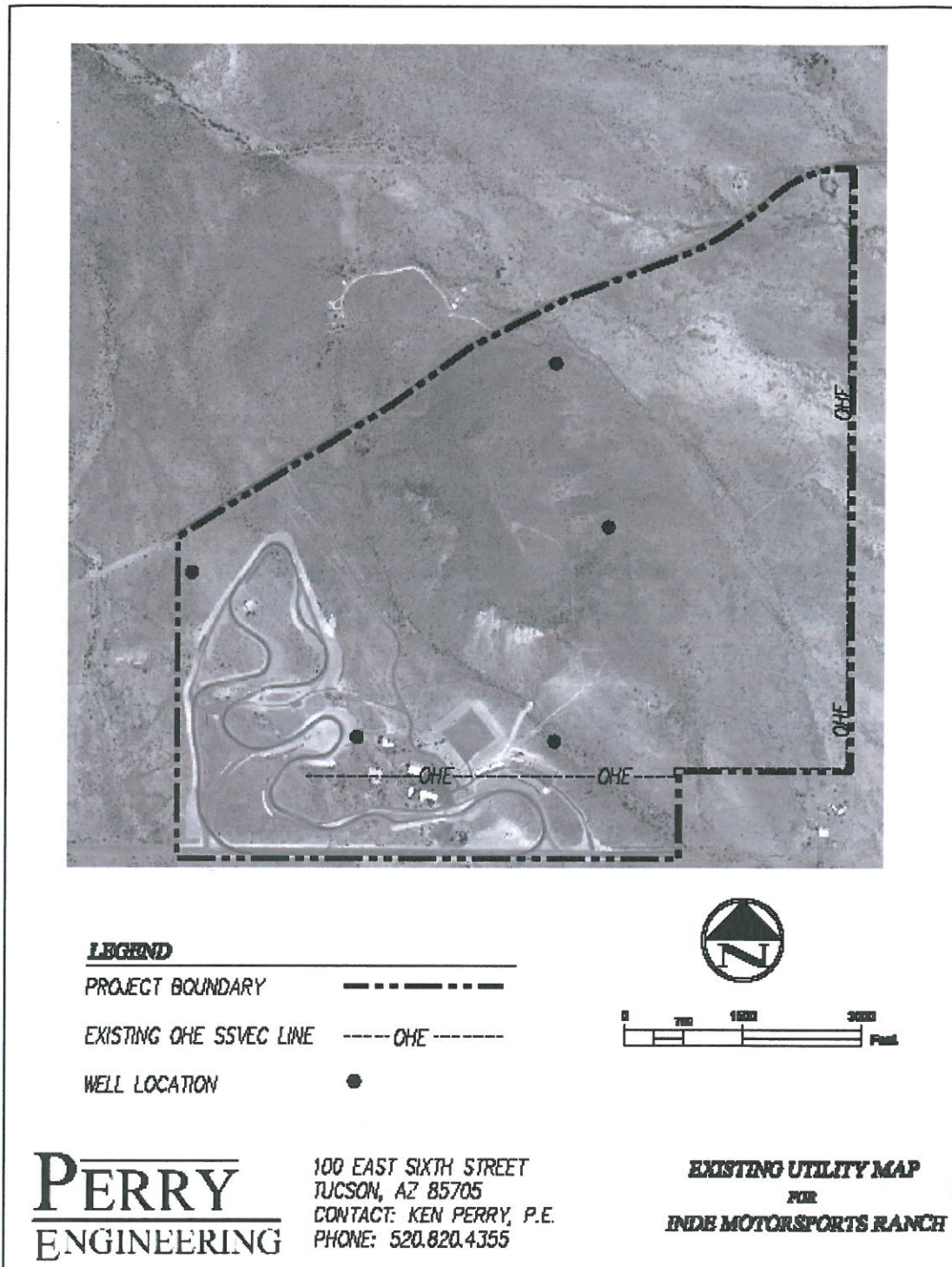
Electric service will be provided by Sulphur Springs Valley Electric Coop (SSVEC). Discussions with SSVEC have taken place and the developer is working with the power provider to determine projected loads and the capability of the existing electrical transmission lines to serve the Master Development Plan improvements. Presently, it appears a significant portion of the future amenities can be constructed before any upgrades to onsite or offsite electrical facilities will be required. The actual power needs are to be determined when each improvement is to be started and each phase of development may need to be modified to suit both onsite and



offsite power supply/demand. In addition, phone service and cable TV service will be provided by satellite or other wireless services and will not be hard wired.



Exhibit III.C.4: Utilities Map





5. **Phasing for Amenities**

To preserve the rural nature of the site, the site amenities will be provided as needed for Development Area A, B and C. Pedestrian circulation will consist of pedestrian paths (decomposed granite) to minimize the additional concrete, roadways will maintain the rural feel without a requirement for curb and gutter, and street lighting will be minimal to preserve the "Dark skies" Ordinance. Open Space will be dedicated within phase 1 development. The park/recreational facilities will be provided by enhancing the road course facilities. A preliminary phasing plan is shown below and subject to change; however all necessary infrastructure will be provided to accommodate the phasing of the development. The following is a conceptual phasing plan for MDP infrastructure improvements separated into four stages:

Phase I:

- Open Space dedication
- North/South Spine Road improvements
- 6 casitas in the 24-unit project area.
- 4 garage buildings (identical to the existing 3).
- Member locker room with showers and restrooms.

Phase II:

- 6 casitas in the 24-unit project area.
- 4 garage buildings (identical to the existing 3 to the southeast of the existing road course).
- New road course with associated buildings to include timing and scoring building, classroom, and restroom.

Phase III:

- 6 casitas in the 24-unit project area.
- 4 garage buildings (Identical to the existing 3).
- 8,000 sq ft member clubhouse with restrooms and dining area/kitchen.
  - Pedestrian paths from clubhouse to residential and road course areas
- 4 single-family homes.

Phase IV:

- 6 casitas in the overall 24-unit project.
- 4 garage buildings (Identical to the existing 3).
- 4 single family homes.
- 20 Private Garages and Casitas to the northeast of the proposed road course.
- East/West Spine Road improvements



## 6. Development Standards

The following development standards apply to all development areas (Development Areas A, B and C).

	Commercial and Industrial Uses	Residential Uses
Minimum Site Area	None	
Minimum Lot Width	None	
Maximum Lot Coverage	None	85 percent
Maximum Floor Area Ratio	None	
Maximum Building Height	50 feet	
Minimum Building Separation	Per Building Code	
Residential Building Setbacks	N/A	Front: 18 feet Rear: 5 feet Side: Per Building Code
Minimum Perimeter Setbacks	40 feet	
Setbacks from Non-Residential to Residential Uses	<ul style="list-style-type: none"> <li>10 feet from any interior property line unless adjacent to non-residential uses</li> </ul>	

## 7. Parking

Residential parking shall be accommodated for within individual garages and driveways. Nonresidential parking shall be subject to the required parking by the Cochise County Zoning Code, Section 1804: Off-Street Parking and Loading. Considering the site hosts a member-only road course and will be subject to member and employees only, the road course parking should be calculated as follows:



- Existing Road Course shall have a minimum of 40 parking spaces, 2 of which must be handicapped spaces in accordance with ADA requirements from the 2006 IDC, Chapter 11 and ICC/ANSI 117.1, 2003 Edition.
- Proposed Road Course and control tower (approximate building square footage of 1,000 sf) shall have a minimum of 10 parking spaces.
- During special events, the existing paddock area (approximately 2-acres) shall be used for parking. The Inde Motorsports Ranch will be in charge of maintaining and enforcing this area during special events.

**8. Development Impact**

The existing population associated with the existing facilities is one full time resident, three part time residents, and four part time workers. The part time workers commute to the site. The existing improvements have little to no impact to community services or facilities. Furthermore, since water and sewer services are private, the only use of public utilities is electric from Sulphur Springs Valley Electric Coop.

The projected population is going to be a seasonal one, and therefore year round population numbers are difficult to predict. It is anticipated each new residential unit will have an average of 1.5 residents per unit. With the proposed ultimate number of dwelling units to be around 52, this would represent a full time additional population of 78 residents. Staffing needs for the ultimate build out will add approximately three full-time equivalent workers. However, since these are seasonal residents and the staff is minimal, the impact to regional and community facilities will be small. The impact to the electrical service will be upgraded and improved if needed to avoid negative impacts to other users in the area.

**9. Water Supply**

Per ongoing discussions with the Arizona Department of Water Resources, an analysis of Adequate Water Supply may not be required for the improvements proposed within the Master Development Plan area. Should an Adequate Water Supply become necessary per ADWR, an Adequate Water Supply study will be conducted and status determined.

**10. Trip Generation**

The Master Planned Development site is located in a remote, rural area and the lone access is provided by a paved two-lane road, Airport Road. The owners of the property improved Airport Road with chip sealing and a widening for a left-turn lane at the entrance to the Inde Motorsports Ranch at the time the existing road course, clubhouse, garages and other facilities were constructed. Though existing traffic counts are not available through the county or City of Willcox for Airport Road, it is believed the average daily trips (ADT) are low, particularly in the vicinity of the site.

Almost all traffic coming and going to the site is from the east, off Interstate 10. Because it is anticipated most of the vehicular traffic is originating from the more heavily populated areas to the west of Willcox, it is imagined most traffic on Airport





Road coming to and leaving the Ranch uses Airport Road and Taylor Road to gain access to and from I-10.

Existing offsite traffic data appears to be unavailable. Existing onsite traffic is comes from two residences and the road course. Currently about 15 cars visit the road course on weeks when there are no special events. Weekends with planned activities can yield up to 100 cars.

Projected future traffic is to come from both residents and from those visiting the road courses and garages. Residential traffic can be computed at about 8 average daily trips per residence. With the ultimate buildout, there are approximately 52 homes planned, for daily average, if not seasonal, of 416 trips per day. Seasonal traffic would generate traffic counts lower than this figure. Staff would account for another 10 trips per day as they come and go to work. The recreational use currently generates a small number of trips and the future road course is not anticipated to generate many additional trips.

11. **Water Conservation**

The use of drought tolerant and native vegetative species will be strongly encouraged in landscaping within both the common and private areas, except in limited rear-yard areas. The use of low water irrigation systems, such as drip irrigation will be strongly encouraged among the residents of the community. Design Guidelines and Sustainability Standards will promote the installation of water conservation features such as gray water systems, low flow appliances, water harvesting systems and resident awareness of water conservation methods. Every effort will be made to ensure that all water used in this development is done in a manner which is prudent and which will minimize waste of this precious resource.

12. **Soil Analysis**

Information on the soils comprising these watersheds was observed using the NRCS web soil survey at [www.websoilsurvey.nrcs.usda.gov](http://www.websoilsurvey.nrcs.usda.gov). According to the soils identified therewith, the major portion of the proposed development area lies within what's known as the Stronghold-McAllister-Elgin soil complex complex, which is rated at "medium" to "high" corrosivity, but does not appear to be especially erosive.

13. **Development Statement**

It is the intent of the developer to submit a subdivision plat within one year of rezoning approval.



Bibliography

Aerial Photographs, ESRI, DigitalGlobe, 2009-2012.

Cochise County Comprehensive Plan, adopted 1984.

FEMA Flood Insurance Rate Map

Institute of Transportation Engineers, Trip Generation Manuals, 7th Edition, Volumes 1 & 3, 2003

Cochise County Zoning Regulations, Article 4: Master Development, Article 15: Planned Development Districts, and Article 18: Site Development Standards.

United States Department of Agriculture, Natural Resources Conservation Service, NRCS  
<http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>



## **Appendix A: Citizen Review Report**





Copy of Notice Sent to Property Owners



Inde Motorsports Ranch  
9301 W Airport Rd  
Willcox, AZ 85643

**Re: Master Planned Development at Inde Motorsports Ranch**

Dear Neighbor:

This letter is to inform you of a proposed Master Planned Development (MPD) on approximately 458 acres located at the Inde Motorsports Ranch (IMR). IMR is an existing private motorsports club located north of Interstate 10 off of Airport Road, west of the Willcox city limits. The purpose of the MPD is to satisfy our long-term development goals at IMR. The long term goals include enhancements to the existing use and expansion of member services, including some of the following additions:

- New 2-Mile Road Course Circuit, Control Tower and Paddock
- Airplane hangars and tie down area
- Member only clubhouse, lounge and locker room
- Privately owned casitas (12-36 units)
- Privately owned single family residential homes (4-5 homes)
- Private Garages

The MPD will likely be phased in over a period of 15-20 years and provide us with flexibility to determine the expansion of our current use based on member demand. Attached is a concept plan showing the potential areas for future development and areas that will remain as open space. Development Areas A, B and C indicate areas where development may occur, and conceptual land uses include:

- It is envisioned that Development Area A would be developed to provide housing for members. We are anticipating that there would be a need for a few single family residential homes (4-5) and options for smaller casita housing (12-36 units).
- Development Area B is proposed for a new 2-mile road course track and accessory uses (which may include, but not limited to: private garages, airplane hangars, paddock, control tower, etc.), and
- Development Area C is anticipated to have a member clubhouse, which will include restaurant, lounge and locker room facilities.

As shown on the concept plan, the MDP allows for sufficient setbacks to Airport Road through designated open space area, and buffer areas will be provided around the perimeter of the site adjacent to surrounding properties to mitigate any development impacts.





We will be submitting our application to Cochise County on May 29th which would place us on the July 10<sup>th</sup> Planning and Zoning Commission meeting docket. We would greatly appreciate your support and input. Please feel free to call me directly at (818) 620-3938 or via email at [cdorland@indemotorsports.com](mailto:cdorland@indemotorsports.com) should you have any questions or would like to schedule a meeting to discuss the proposed project.

Sincerely,

CJ Dorland  
President  
Inde Motorsports Ranch

Summary of Concerns, Questions and Comments

- The letter was sent out on May 13, 2013. No comments have been received to date.







*Willcox Rural Fire Department, Inc.*

(520) 384-3271

Business Office - 522N. Haskell

Willcox, Arizona 85643



5/16/2013

To Whom It May Concern:

Inde Motor Sports Has been a Subscriber to the Willcox Rural Fire Inc. sense  
March,2009 .

Thanks

A handwritten signature in black ink, appearing to be 'A Reid', written over a horizontal line.

Asst. Chief Reid

## CJ Dorland

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**From:** Rick Finkler <rick@indemotorsports.com>  
**Sent:** Saturday, June 22, 2013 1:08 PM  
**To:** CJ Dorland  
**Subject:** Fwd: Planning and Zoning Meeting

----- Forwarded message -----

**From:** Alfred Telles <atelles81@gmail.com>  
**Date:** Sat, Jun 22, 2013 at 12:10 PM  
**Subject:** Planning and Zoning Meeting  
**To:** [rick@indemotorsports.com](mailto:rick@indemotorsports.com)

To Whom it may concern:

I have been the neighbor to the west of Inde Motorsports Ranch since the beginning. They have been great to me as neighbor and are really are what a neighbor should be. Inde Motorsports Ranch has also been a great asset to the community of Willcox. They have supported many business in the community and have always tried to shop locally when possible. I would fully support any new development plans that are in the works for Inde Motorsports Ranch.

Sincerely Yours,

Alfred W. Telles  
Bayo Telles Ranch, Inc



**Healthcare Innovations, Inc.**

P.O. Box 1348

Benson, AZ 85602

Phone (520) 586-7617 Fax (520) 586-2689

Date: 24 June 2013

To: Whom it may concern

From: Michael A. Nervik, CEP

Operations Manager

Re: INDE Motorsports Ranch expansion plans

I am writing this letter in support of INDE Motorsports Ranch (IMR) plans to expand their facility. It has been our pleasure to work with IMR and provide emergency medical coverage for their events since their beginning.

This relationship has always been professional.

The addition of IMR to the Willcox community has increased our ability to offer additional part-time opportunities to our Emergency Medical Technicians and Paramedics. All of our employees return from covering the IMR events with nothing other than high marks for their professionalism and positive customer service.

I believe that their expansion plans will bring additional resources to the Willcox area during their build-out and subsequent events.

Respectfully submitted

Mike Nervik, CEP

520-221-1098 (cell)





## NAPA Willcox Bisbee Lordsburg

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**TO:** Whom it may concern  
**FROM:** Carl Hestand  
**DATE:** 06/22/2013  
**SUBJECT:** Inde Motorsports proposed expansion

Inde Motorsports is a valued customer for our Willcox location. They are also an avid supporter and valuable asset to our local community. We wholeheartedly support Inde Motorsports' proposed expansion to their facility.

Carl Hestand

President  
Willcox Auto Parts, Inc.  
287 S Haskell Ave  
Willcox, AZ 85643  
520-384-2287

D 276



Cochise County Planning and Zoning  
1415 Melody Lane, Building E  
Bisbee, Arizona 85603  
Tel: 520.432.9240  
Fax: 520.432.9278

1500 N Circle I Rd  
Willcox, AZ 85643  
520-384-2272

Re: Inde Motorsports Ranch Revised Master Plan

Dear Cochise County P & Z;

The Willcox Chamber of Commerce and Agriculture is pleased to support the Revised Master Plan for Inde Motorsports Ranch. The Revised Master Plan will accelerate the plans that Inde Motorsports Ranch has in development of their facility and land use. The addition of the casitas, new track, and single family homes will be an asset to our community. This revision will add to the local economy by the goods and services purchased keeping businesses and employees going. The long term impact will add more employment to Inde Motorsports. It will also bring both permanent and temporary residents to the area that will increase the overall economic impact of the community.

Inde Motorsports Ranch has a history of being supportive of the Community. Over the last number of years that Inde Motorsports has been in the area they have supported local businesses. They use local retailers, restaurants, and services and have continued to do so. The activity their facility creates adds to Willcox's tourism industry substantially. The motels, restaurants, and attractions do see increased business when there is an event held at Inde Motorsports Ranch. Inde Motorsports Ranch has been a good neighbor. They have hosted meetings for the Cochise County Tourism Council, a Chamber of Commerce event. They have scheduled a luncheon for the Rex Allen Day's Queen. Many of these they have done to be good neighbor not because they are required to. These events have been at their cost. In fact they have gone so far as to reschedule their events so that they will not interfere with other local events.

As mentioned before the Willcox Chamber of Commerce and Agriculture supports the Revised Master Plan for Inde Motorsports Ranch. The revision will enhance their facility and the community. Inde Motorsports has a history of being supportive of the community and been committed and involved.

Sincerely,

A handwritten signature in black ink, appearing to read "Roland Knox", written over a horizontal line.

Roland Knox, President

COCHISE COUNTY

JUN 26 2013

PLANNING

D 277

Holiday Inn Express & Suites Willcox  
1251 N. Virginia Avenue  
Willcox, AZ 85643  
t: 520.384.3333  
f: 520.384.4534  
1.800.HOLIDAY  
www.hiexpress.com



WILCOX

June 24, 2013

Cochise County Planning and Zoning  
1415 Meloday Lane, Building E  
Bisbee, Arizona 85603

Re: Inde Motorsports Ranch

We, at the Holiday Inn Express, enjoy our relationship with Inde Motorsports Ranch and the members of their establishment. We have had over 1200 room nights with revenues exceeding \$80,000 since June 2011. If I were to pull records from the time they opened, I am sure the room nights would exceed 1800 with over \$120,000 in revenues. The Holiday Inn Express has no other source that generates this amount of revenue, including some of our Key Corporate Accounts. Eurofresh/Nature Sweet has only generated \$51,665 during the same period. I know some of the other hotels in town also have room nights associated with Inde Motorsports.

The Holiday Inn Express recognizes the impact Inde Motorsports Ranch has had on our business, as well as the community and Cochise County. There is an average of 2.3 people in each room that spends money on food and gas while in the area. I believe the members also generate business for some of our attractions in town, as not all family members want to spend their entire day at the track. We have offered maps to various places of interest throughout the county, including Kartchner Caverns, Chiricahua Mountains, Tombstone and Bisbee. Locally they have visited our theatre and wine tasting rooms.

While I realize the casitas may reduce the need for some hotel rooms, I anticipate the new track will bring additional people to the area. This venture should bring new jobs to the area during the development and building stages. The overall economic impact to Cochise County will continue to grow as they continue to build onto their facility. We must not forget the improvements they have already made to Airport Road. This is a demonstration of their commitment to enhance the growth and development of the area. As the secretary of the Cochise County Tourism Council, I attended the meeting and luncheon they hosted for us. Not only were we not charged for the meeting space or the food, they took time to drive us around the track and allow us to tour the entire facility. They hosted a Chamber After Hours last year. Their involvement in the community and various associations again reveals their desire to be a contributing member of Cochise County.

I fully support the Revised Master Plan of the Inde Motorsports Ranch. If further information is needed, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads 'Brenda Haas'.

Brenda Haas, CHA  
General Manager

BH/bh



**Southeast Arizona Economic Development Group**

**168 East 4th Street  
Benson, Arizona 85602**

**[www.saedg.org](http://www.saedg.org)**

**COCHISE COUNTY**

**JUN 27 2013**

**PLANNING**

**June 24, 2013**

Cochise County Planning & Zoning  
1415 Melody Lane  
Bisbee, Arizona 85603

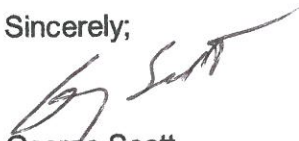
Dear P/Z Members

Southeast Arizona Economic Development Group has been following the progress of Inde Motorsports Ranch since they started. They have proven to be very beneficial contributor to the County and the local economy.

We fully support IMR's effort to expand their operations knowing that the local communities will be helped even further. Their proposed development will increase the awareness of our County to businesses and people throughout Arizona and beyond.

Please support IMR's continued growth as a business in Cochise County.

Sincerely;



George Scott  
Director/SAEDG

**Board of Directors**

**Larry Dempster -President David DiPeso-Vice President Judy Thompson-Secretary  
Les Thompson - Jerry DeGrazia - Gil Lusk - Kimberly Lockhart**

D 279

# Master Development Plan (MDP) & Rezoning: Dockets MDP-13-01 & Z-13-02 (Inde Motorsports, Inc.)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

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NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

*We would not like to see any more developments out here in our area, because of the environmental impact it will have on everything.*

*The noise we hear from the race track is tolerable, but if a new 2 mile course is put in, the noise will be a lot worse here at our house.*

*If a clubhouse and other houses are built in this area, where is the water going to come from?, especially when our*

(Attach additional sheets, if necessary)

PRINT NAME(S): Willis F. Edington Tana L Edington

SIGNATURE(S): *Willis F. Edington*  
*Tana L Edington*

YOUR TAX PARCEL NUMBER: 20986006 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Upon submission this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. **Written comments must be received by our Department no later than 4 PM on Friday, June 28, 2013 if you wish the Commission to consider them before the July 10, 2013 meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

COCHISE COUNTY

RETURN TO: Michael Turisk, Planning Manager  
Cochise County Planning Department  
1415 Melody Lane, Building E  
Richie AZ 85603

JUN 24 2013

D 280

PLANNING

annual rainfall each year seems to get less and less. We already have one well going dry on the ranch and all we have now is our house well that waters the house and water troughs for our cattle in all our pastures. If Inde Motorsports builds more residential homes, casitas, restaurant and other buildings and starts drilling for wells, what is going to happen to our water level for our home, and cattle if it gets tapped into. We've talked to other residents that have property around us and they have had wells go dry also. It doesn't seem to make sense to build in places that are already having water problems.

The traffic out here on airport road and some gravel roads aren't too bad right now, but if all this development starts then the roads are going to get a lot worse.

What will happen if by chance we do get good rains and all the mesquite bushes and grasses are torn out, where will all the water go? It will be diverted towards our house, barn and the property around us. If buildings



are built, the water will still end up coming towards us, and without the mesquites and grasses what will help hold the water.

We thought we had a right to make a living on our own ranch and without a good source of water, it won't be possible to keep everything in water.

This is why we don't want any more development in this area, we have enough already.

Sincerely yours,  
The Edingtons